

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
5:00 PM Thursday, February 14, 2008
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following answered present: Quinn Fazio Goodchild, Vice Chair; Shirley Carson; James Camp III.

Absent: Robert Kelley, Chair; (out of town) Dr. Nicholas Tranakas (schedule conflict)

Item 2. Review and Approval of the February 14, 2008 Regular Board Meeting Agenda

The Agenda was reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. Review and Approval of the December 13, 2007 Regular Board Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 3. (a) Review and Approval of the January 17, 2008 Special Board Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. Public Housing Assessment System (PHAS) for FYE 12/31/2007

Included in the Agenda, as **Attachment 1**, was a draft copy of the FYE December 31, 2007 PHAS report for submission to HUD. The Housing Authority is required to submit the PHAS certification annually to HUD and a Board Resolution is required.

The E.D. reviewed the contents of the report and requested that the Board approve the 2007 PHAS Certification for submission to HUD by adopting **Resolution 08-01**

Commissioner Carson moved the approval of Resolution 08-01; Commissioner Camp seconded. All voted in the affirmative.

2. Write-off of Collection Losses for F/Y 2007

Included in the Agenda, as **Attachment 2**, was a summary of the write-off for collection losses for F/Y 2007. Board approval of write-offs is required for the audit.

The write-off of collection losses, includes rent, maintenance charges and legal fees totaling 62,392.79, plus \$25,622 uncollected funds advanced to the United Resident Council in 2004-2005 to run the bus service.

The E.D. reviewed the items with the Board, responded to questions and recommended that the Board adopt **Resolution 08-02** approving the write-off of collection losses in the amount of \$88,014.79 for FYE December 31, 2007.

Commissioner Camp moved the approval of Resolution 08-02; Commissioner Carson seconded. All voted in the affirmative.

3. Un-audited Financial Statements for FYE 12/31/2007

Copies of the FYE 12/31/2007 financial statements for the following programs were included as **Attachment 3**:

- a. Public Housing

- b. Section 8 Program
- c. Affordable Housing

The financial statements were presented for review and approval. The E.D. reviewed the major line items with the Board.

Commissioner Carson moved the motion to accept the financial reports as presented; Commissioner Camp seconded. All voted in the affirmative.

4. Travel Reimbursements Correction

At the December 13, 2007 Board meeting, the Board approved changing the H/A's travel reimbursement policy from the State Guidelines to the Runzheimer Index. However, our auditors recommended that we use the Federal Travel Regulation (FTR), US General Service Administration (GSA.) instead of the Runzheimer Index as the GSA is better suited for the H/A.

The E.D. discussed this item and recommended that the Board approve the Housing Authority using the FTR/GSA travel reimbursement rates.

Commissioner Camp moved the motion to approve the Housing Authority using the GSA rates for travel reimbursement; Commissioner Carson seconded. All voted in the affirmative.

5. Bank of America Loan

The E. D. discussed the Bank of America loan, in the amount of one million dollars, that was secured to provide financing for the improvements/renovations to the Kelley Building. The H/A is planning to pay off that loan at the end of the first quarter of 2008 and restructure loan to an open line of credit.

6. United Resident Council (URC) Update

The E. D. appraised the Board on the status of the URC. The URC held elections in December 2007 to appoint officers, but did not follow proper guidelines set by HUD or the URC bylaws. Therefore, a letter was sent in January 2008 decertifying the URC.

The E.D. informed the Board that a Resident Advisory Committee, consisting of the Site Presidents, was formed and a meeting was held to continue open communications with the residents. Also, that we will continue to schedule meetings each quarter with the Committee until the URC issue is resolved.

7. Dixie Court Re-Development Phase II

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale Ratifying and Approving Actions Related to the Revitalization of Dixie Court II.

Attachment 4 was a copy of the resolution for the Boards review and approval.

Similar documents relating to phase I of the Dixie Court redevelopment were approved in October 2007.

The E.D. requested that the Board adopt **Resolution 08-03** ratifying and approving actions related to the revitalization of Dixie Court II.

Commissioner Camp moved the approval of Resolution 08-03; Commissioner Carson seconded. All voted in the affirmative.

8. Dr Kennedy Homes Redevelopment

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale Ratifying and Approving Actions Related to the Revitalization of Dr. Kennedy Homes.

This item was discussed at October 2007 Board meeting. **Attachment 5** was a copy of the resolution for the Board's review and approval.

The E.D. reviewed the items and requested that the Board adopt **Resolution 08-04** ratifying and approving actions related to the revitalization of Dr. Kennedy Homes.

Commissioner Carson moved the approval of Resolution 08-04; Commissioner Camp seconded. All voted in the affirmative.

The E.D. requested that this portion of the meeting be adjourned to discuss the Dixie Court GP, Inc and Dr. Kennedy Homes GP, Inc items.

The E.D called for the adjournment of the Dixie Court, and Dr. Kennedy Homes GP, Inc. meeting and to reconvene the HACFL meeting.

Item 5. NEW BUSINESS

1. Legal Aid Dispute

The E.D. informed the Board of current legal actions taken by Legal Aid of Broward County regarding a tenant that was evicted from public housing. Attorney Donald Lunny, Jr., Legal Counsel for the H/A, is now handling this case.

Commission Camp stated for the records, that he was past President of Legal Aid.

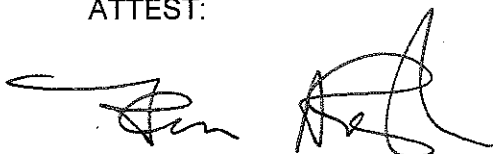
2. E.D. Annual Performance Review

The E.D's annual review was due January 1, 2008. Evaluation forms prepared by the Chair, Robert Kelley, will be sent to the Commissioners prior to the next Board meeting and the completed evaluation will be presented at the Board meeting for discussion and approval.

There being no further discussion, the meeting was adjourned.


Quinn Fazio Goodchild, Vice Chair

ATTEST:



Tam A. English
Executive Director/Secretary